

## TO LET

Double Fronted Class E Unit in Sought  
After Location

**45 East Street,  
Wimborne,  
Dorset, BH21 1DX**

### Key Features

- Class 'E' Use
- Wide Double Frontage with Large Window Displays
- Available for First Time in 38 Years
- Situated in a Prominent Position along East Street
- Net Internal Area - 1,564 Sq. Ft. (145.35 Sq. M.)
- Available by way of a new lease at a rental of £25,000 per annum, exclusive



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Minster Chambers, 43 High Street, Wimborne, Dorset, BH21 1HR

## Location & Description

The attractive and historic East Dorset market town of Wimborne Minster is situated approximately 5 miles north of Poole and some 10 miles north west of Bournemouth. The town features a vibrant mixture of local and national retailers which attracts a large number of tourists and repeat customers.

The Town features a strong foody scene with a number of quality independent restaurants, cafes and bars trading alongside national operators Wetherspoons, Costa & Pazzo Lounge. Other major retailers represented include Fat Face, Crew Clothing, White Stuff, Superdrug, T G Jones, Seasalt, Mint Velvet & Phase Eight. Wimborne also plays host to the celebrated Tivoli Theatre and the annual Folk Festival.

The property is an attractive Grade II listed building arranged over two floors, with additional attic storage. Its wide double-fronted elevation lends itself well to retail use. The ground floor is open plan, with stairs leading to a first floor suitable for ancillary storage or office space. A further staircase provides access to the attic, which, despite restricted head height, offers useful additional storage.

## Accommodation

| Floor Areas                        | Sq Ft        | Sq M          |
|------------------------------------|--------------|---------------|
| Sales Area                         | 702          | 65.27         |
| Kitchen                            | 59           | 5.44          |
| First Floor Store                  | 714          | 66.31         |
| Second Floor Store (Restricted HH) | 89           | 8.30          |
| <b>Total Net Internal Area</b>     | <b>1,564</b> | <b>145.35</b> |

Areas stated on a Net Internal basis and measured in accordance with the RICS Code of Measuring Practice 6th Edition.

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/// What3words: float.senders.sudden

## Terms

Available by way of a new full repairing and insuring lease for a term to be agreed at £25,000 per annum exclusive of rates VAT (if applicable) and all other outgoings.

## VAT

We understand that VAT is not payable, however all parties are advised to make their own enquiries into the matter.

## Planning

We believe the current permitted use to be use class 'E' which includes uses such as retail, professional services, cafe, health clinics, indoor recreation/sport and office. All parties are advised to make their own enquiries of the local authority for confirmation.

## Rateable Value

Rating - £18,750  
Source [www.gov.uk/find-business-rates](http://www.gov.uk/find-business-rates)

## EPC

Asset Rating TBC

## Code of Leasing

All interested parties should be aware of the RICS Code of Leasing Premises 1st Edition, February 2020, for England and Wales, which recommends that they should seek professional advice from property professionals before agreeing or entering into a business tenancy.



## Contact Us

To discuss any aspect of this property or the disposal process, please contact the sole agent:

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